

LOCAL LAW NO. X [INTRODUCTORY] OF THE YEAR 2012

GREENWICH AVENUE REZONING / CREATION OF CS-1 ZONE

A local law to create a CS-1 Zone with appropriate uses and regulations and to rezone a portion of Greenwich Avenue to this new CS-1 designation and a small portion closest to the Route 17 interchange to DS consistent with zoning in that immediate area.

BE IT ENACTED BY THE VILLAGE BOARD OF THE VILLAGE OF GOSHEN AS FOLLOWS:

Section 1.

Findings and Purpose

1.1. The Village Board of the Village of Goshen does hereby make the following findings and does hereby declare the following purposes with regard to the enactment of this local law:

- ⇒ In order to retain the economic viability of the Village's downtown by maintaining its village center as the social, economic and service center of the community; religious uses are not permitted in the existing CS zoning district.
- ⇒ In order to further enhance opportunities for religious uses and to discourage outward sprawl of downtown type uses, a portion of Greenwich Avenue, which includes larger parcels and older historic residential and mixed office and residential uses, should be rezoned.
- ⇒ The largest parcel in this corridor is in close proximity to the Route 17 interchange and surrounded on two sides by DS zoned land. Rezoning this piece to DS will encourage the development of this parcel as a whole instead of dividing it up into smaller parcels.

Section 2.

Definitions

2.1. For the purpose of this local law, the following terms shall have the meanings indicated:

<i>Village</i>	The Village of Goshen, Orange County, New York.
<i>Village Board</i>	The Village Board of the Village of Goshen.
<i>Planning Board</i>	The Planning Board of the Village of Goshen.
<i>Zoning Board</i>	The Zoning Board of Appeals of the Village of Goshen.
<i>Ordinance</i>	The zoning ordinance of the Village of Goshen and, where indicated, particular provisions of the Code of Ordinances of the Village of Goshen.

Section 3.

Zoning Ordinance Amendments

3.1. The zoning maps of the Village shall be amended as follows and as illustrated on the attached maps. The following tax parcels along Greenwich Avenue from High Street south to the existing DS Zone on the east side of the street and as stated below on the West side shall be rezoned from CS To CS-1: 111-21-2, 111-21-3, 111-21-4, 111-21-5, 111-21-6, 111-21-7, 111-21-8, 111-21-9, 111-21-10, 111-21-11, 111-21-12, 111-21-13, 111-21-14.2, 111-21-15.1, 111-21-15.2, 112-12-7, 112-12-8, 112-12-9, 112-12-11.1, , 112-12-12, 112-12-13, 112-12-14, 112-12-15, 112-12-16, 112-12-17.11, 114-4-18 and 115-1-6.

3.2. The zoning map of the Village shall be amended so that the following parcels are rezoned to be included in the DS zoning district: 114-4-19 and 114-4-20.

3.3. The Table of General Use Regulations shall be amended to include a new Table numbered 13. This new table is attached and labeled Attachment "A" of this local law.

SEQRA

Type of Action:

3.1. This matter constitutes an Unlisted action under the State Environmental Quality Review Act.

Lead Agency:

3.2. The Village Board of the Village of Goshen is the lead agency in regard to this action.

Declaration of Significance:

3.3. A negative declaration was issued on _____.

Section 4.

General Municipal Law Referral

4.1. This application has been referred to the Orange County Planning Department for review and report. The Planning Department has reported that this matter is one for local determination, there being no significant inter-municipal or countywide considerations found to exist.

Section 5.

Severability

5.1. The invalidity or unenforceability of any particular provision of this local law shall not affect the validity or enforceability of other provisions of this local law, which such provisions shall continue to be both enforceable and valid.

Section 6.

Effective Date

6.1. This local law shall take effect upon the filing of certified copies thereof with the Office of the Secretary of State in accordance with the Municipal Home Rule Law.